

# COOPER & TANNER

THE ART OF AGENCY



## Chewton Road, Keynsham, Nr Bristol

Approx 43.61 acres of pasture land to be sold in two lots

**FOR SALE BY PUBLIC AUCTION.**

Thursday 26th October 2017, 7pm. The Standerwick Suite, Frome  
**Guide Prices £125,000 to £130,000\* and £225,000 to £250,000\***

To Contact  
**COOPER & TANNER**  
Frome Office

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Address: 6 The Bridge, Frome, Somerset, BA11 1AR  
E-mail: [frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

[www.cooperandtanner.co.uk](http://www.cooperandtanner.co.uk)

- Lot A: 8.5 acres
- Lot B: 35.11 acres
- Mature pasture land
- Sloping in aspect

## Description

### Lot A: Coloured blue on the sale plan.

#### Auction Guide Price £125,000 to £130,000

Approx 8.5 acres of pasture land with access from the lane at the end of Park Road. The land is undulating in aspect and is part enclosed by mature hedges. This area of land was formerly designated as SHLAA (Strategic Housing Land Availability Assessment) by the Local Authority and is being sold with no uplift clause.

### Lot B: Coloured red on the sale plan.

#### Auction Guide Price £225,000 to £250,000

A useful and conveniently sized block of agricultural land that extend to approximately 35.11 acres located on the outskirts of the town of Keynsham. The land benefits from direct road access from Chewton Road to the south and is held in a ring fenced block and is partly divided into four enclosures with mature hedges and stock fencing. The River Chew forms the eastern boundary and the fishing rights are currently let to Keynsham Angling Association on an annual basis.

## General Remarks

### Services

There is mains water connected to Lot B via two metered water troughs. Potential purchasers must rely on their own enquiries regarding the location of any services.

### Viewing

At any reasonable time on foot with a set of the sale particulars, showing the usual courtesy to the land owner. The postcode for the nearest property is BS31 2SU for Lot B and BS31 1BA for Lot A. Please be aware of livestock on the land.

## Basic Payment Scheme

The land is registered as being eligible for payments under the Basic Payment scheme. The entitlements will be available for the purchaser to buy, if required, at the current open market value.

## Areas and sale plans

The area and the sale plan have been calculated and produced using Promap Mapping software (Ordnance Survey licensed) and referenced where possible to the HMLR Title plan however they may not correspond with other mapping systems. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.

## Completion

Completion has been set for the 3<sup>rd</sup> January 2018 to allow the existing grazing agreement to come to an end.

## Rights of way

There is a single footpath that runs along the river side, through Lot B.

## Boundaries

The boundary between points A and B on the sale plan will be reinstated by the purchaser of Lot A within 2 months of completion of the sale.

## Lotting

In the event that Lot A does not sell Lot B will not be offered for sale.

## Proof of Identity

The successful bidder will be required to produce on the evening of the auction two forms of identification; one photographic and one confirming their address. They will also be required to produce proof of funding.

## Local Authority

Bath and North East Somerset  
Tel: 01225 477777

## Buyers Lot Charge

£450 inclusive of VAT per lot.

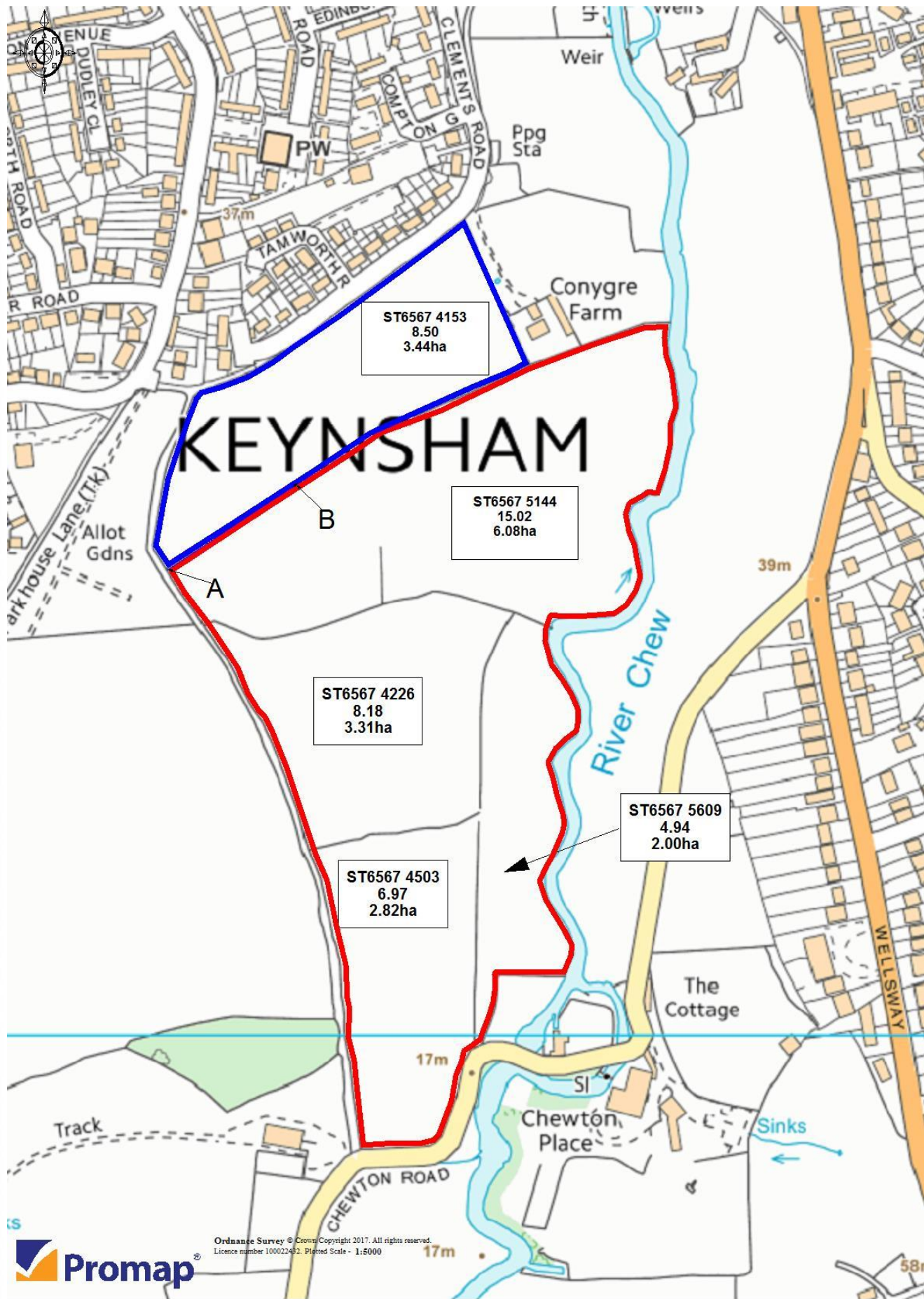
## Solicitors

Wards, Bristol  
Iain Bray acting. Tel: 0117 929 2811



Approx 43.61 acres at Keynsham









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### Auction Notes

#### Conditions of Sale

Unless otherwise stated, each Lot is sold subject to the current edition of the Law Society's Standard Conditions of Sale and the General and Special Conditions of Sale for each lot.

#### Auction Catalogue

The details of each lot have been prepared based on information given by the vendor and their solicitor. There may be occasions where the person acting on behalf of the vendor does not know the property in detail. Therefore, potential purchasers must satisfy their own enquiries and should refer to the legal documents available at either the Auction Department or from the vendors' solicitors.

#### Legal Packs

These will be available to view at the Auction Department office. Alternatively they can be obtained from the vendors' solicitors. There may be a charge payable direct to the solicitor. We recommend that each potential purchaser take independent legal advice on the content of the packs. Potential purchasers are deemed to have made all the necessary enquiries and purchase with full knowledge of the content of the legal packs.

#### Registration of Interest

Cooper and Tanner encourage potential purchasers to register their interest in specific lots. This will enable the Auction Department to inform you of any amendments made to that lot during the lead up to the auction day.

#### Tenure and Possession

Unless stated otherwise, the tenure of each lot is freehold and vacant possession will be given upon completion.

#### Questions

The vendors' solicitors are usually available for questions prior to the start of the auction. However, there may be occasions when they are unable to attend. Therefore, it is advisable that any queries have been answered before the date of the auction. Members of the Cooper and Tanner staff will be on hand and will be able to answer questions concerning the procedure. They will not be able to answer any legal questions. No further questions will be permitted once the auction has started.

#### Buyers Lot Charge

A Buyers Lot Charge will be applied to each lot, including those bought prior to and post auction, details of which are found within the general remarks for each lot. This is to be paid at the fall of the hammer. Cheques are to be made payable to Cooper and Tanner.

#### Reserves

The property(s) are subject to a reserve price, in other words the price below which the seller has instructed the property not to be sold. The auctioneer has the right to bid on behalf of the seller up to the reserve price. Prospective purchasers accept that it is a possibility that all bids up to the reserve price are bids made by or on behalf of the seller.

#### Completion

The completion date is set and will be announced prior to the property being offered at the auction.

#### Bidding

When bidding for a lot, please make your bid clear to the auctioneer or his clerk. The auctioneer will be happy to take bids in smaller increments, for example £250 and multiples thereof. The auctioneer will call the bidding three times, giving you the opportunity to place a final bid.

#### Lotting

The vendors reserve the right to amalgamate, sub-divide or withdraw any or all of their property.

#### Fall of the Hammer

On the fall of the hammer, the successful bidder is under a binding contract to purchase that property. The purchaser must then present himself or herself to the auctioneer's clerk, giving their name, address, solicitor's details and a form of identification.

#### Deposit

A deposit of 10% of the purchase price will be payable to the vendors' solicitor at the fall of the hammer. Cash will not be acceptable and Cooper and Tanner do not have the facilities to take payment by credit or debit card.

#### Proxy and Telephone bidding

Cooper and Tanner do accept bids by proxy or by telephone. Should you require any further information, please contact the Auction Department.

#### Important Notice

These particulars are set out as a general outline only for the guidance of potential purchasers and do not constitute an offer or contract or part of the same. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any potential purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any photographs and plans are contained within the catalogue to identify the property to potential purchasers. They do not show the extent of the property and must not be relied upon to be to scale. It should not be assumed that each lot has the necessary planning consents, building regulations or other consents. The vendors reserve the right to sell their property prior to auction. Please contact Cooper and Tanner prior to the auction to check the availability of each lot.

**YOUR LOCAL**  
**COOPER & TANNER**  
**SALES, LETTINGS**  
**& PROFESSIONAL OFFICES**

**CASTLE CARY:** 01963 350327  
**FROME:** 01373 455060  
**GLASTONBURY:** 01458 831077  
**LONDON:** 0207 8390888  
**SHEPTON MALLET:** 01749 372200

**STANDERWICK:** 01373 831010  
**STREET:** 01458 840416  
**WARMINSTER:** 01985 215579  
**WELLS:** 01749 676524  
**SURVEYS:** 01985 217711

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